

Draft of 10/8/13

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
September 10, 2013
7:00PM

Officials Present

Craig Huffman, Chairman
Bill Gross, Vice Chairman
Mike Ashmore, Commissioner
Judy Lizza, Manager
Michael Schneider, Engineer
Matt DiFilippo, Secretary

Call to Order

Chairman Huffman called the meeting to order at 7:00PM.

Approval of Minutes

Upon motion and second (Huffman/ Ashmore) the PC approved the August 19th minutes.

Public Comment

Frank Murphy, Marshall Road, asked about the Neighborhood Commercial Overlay Ordinance.

Ordinance Review – Corridor Access Management Overlay (CAMO)

Sam Haber, Delaware County Planning Department, presented a County-proposed Route 202 (Wilmington Pike) Access Management Overlay Ordinance along Wilmington Pike in Thornbury, Concord and Chadds Ford Townships. The Overlay, limited in scope, applies to 200 feet of either side of Wilmington Pike, and an eighth of a mile along intersecting roads (Baltimore Pike). Other purposes of the overlay are to minimize confusion for drivers and enhance the overall function and appearance of the roadway. Mr. Haber reviewed the boundary, permitted uses, restricted uses permitted by Conditional Use and restricted uses. Mr. Haber also reviewed guidelines for future SLDO, such as access, setbacks, lot width, signs and parking as well as mitigating actions such as tree planting areas, mounding and berms and traffic improvements and studies.

Vice Chairman Gross, Chairman Huffman and Commissioner Ashmore discussed the following items with Mr. Haber: direct access, marginal access roads, reverse frontage development, joint access, underlying zoning, signage, specifically billboards and non-conforming lots.

Old Business

The Final Land Development plan pertaining to Brandywine East, LP, is still on extension until November 30, 2013.

Brandywine Mills will be at the Planning Commission meeting in October to discuss the project at 1751 Wilmington Pike.

New Business

Bob Adams, Solicitor for the YMCA presented a proposal for a text amendment to the zoning for LI districts in Chadds Ford Township allowing non-profit centers to develop within LI districts in Chadds Ford. The site plan and sketch for the proposed YMCA at Dickinson and Hillman Drives was discussed primarily by Chuck Olivo, Engineer for the YMCA project. Tim Walsh, CFO, YMCA Brandywine Valley was also present. Possible completion of the Loop Road and points of access along the road as well as traffic controls were discussed. Fire safety access to the site, walking access or sidewalks, buffers, the text amendment, parking spaces, marketing studies, setbacks, design standards, bulk regulations, taxation, fee in lieu and infrastructure were all discussed. The YMCA will return to the Planning Commission meeting in October for continued discussions.

Ordinance Review

The Bamboo Ordinance or Noxious Vegetation Ordinance was discussed, specifically, the list of noxious vegetation, controlling noxious vegetation and being environmentally sensitive in the removal process, as well as noxious vegetation impeding the health, safety and welfare of residents. Deb Love, Springhill Farms, commented that the ordinance originally began as an ordinance specific to running bamboo and that it appears the ordinance has broadened in scope.

The Woodburning Furnace Ordinance was discussed specifically definitions in the ordinance and making revisions to distinguish between indoor and outdoor furnaces.

Vice Chairman Gross led a discussion about the Township reducing the carbon footprint possibly incurred by propositioning developers. The idea to create a checklist of environmental impact controls was discussed.

Commissioner Ashmore discussed the mandatory dedication ordinance and concerns regarding the ordinance. The ordinance will be revised and discussed at the next meeting.

Adjournment

Upon motion and second (Ashmore/Huffman) the PC adjourned the meeting at 9:45PM.

Respectfully submitted,

Matt DiFilippo, Secretary